

**Washington State Department of Corrections  
Major Project Status Report to OFM  
June 2010**

**Agency Number:** 310

**Agency:** Department of Corrections

**Project Number:** 06-2-021

**Institution:** Washington State Penitentiary (WSP)

**Project Title:** SOUTH CLOSE SECURITY COMPLEX

**Bill Reference(s):** Laws of 2005, Chapter 488, Section 284

Laws of 2007, Chapter 520, Section 2076

Laws of 2009, Chapter 497, Section 2044

Laws of 2010, Chapter 36, Section 2011

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**Project Description:** The Department of Corrections (DOC) South Close-Security Complex Project is Phase 2 of an overall expansion of the Washington State Penitentiary, located in Walla Walla. The project consists of a new Health Care Facility, Vocational Education and Correctional Industries Building, Correctional Industries Warehouse, the remodel of an existing warehouse for plant maintenance space, and recreation yard improvements.

The Health Care Facility has a medical and mental health outpatient clinic, dental services, 46 non-capacity infirmary beds, 18 non-capacity mental health beds, and support WSP and the Coyote Ridge Corrections Center. The new Vocational Education and Correctional Industries Building will house the vocational-education program space, CI production space, and a clean room.

**Square feet:** Health Care Facility: 49,000 sq. ft.

Correctional Industries Warehouse: 21,600 sq. ft

Correctional Industries / Vocational Education: 22,500 sq. ft. (Not Funded)

Plant Maintenance Remodel: 49,000 sq. ft. (Not Funded)

**Scope Changes:** We have postponed the construction of the Correctional Industries / Vocational Education building and the design and remodel of the Plant Maintenance Building due to budget issues. There are no additional scope changes at this time. Current funding does not support the current program description. See explanation on page 3, under Project Cost Overruns.

**Project Total Cost**

Phase	Biennium	Appropriation	Amount
<b>Pre-Design*</b>	03-05		\$ 0
<b>Design</b>	05-07	H17	\$ 1,528,011
<b>Design</b>	07-09	H17R	\$ 2,272,887
<b>Design</b>	07-09	I03	\$ 3,574,081
<b>Design</b>	09-11	I03R	\$ 2,597,461
<b>Design</b>	11-13		\$ 2,748,863
<b>Construction**</b>	07-09	I03	\$ 27,747,193

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<b>Construction**</b>	09-11	I03R	\$ 20,344,814
<b>Construction***</b>	11-13		\$ 9,982,750
<b>Other</b>	05-07	H17	\$ 100,438
<b>Other</b>	07-09	H17R	\$ 98,664
<b>Other</b>	07-09	I03	\$ 2,196,399
<b>Other</b>	09-11	I03R	\$ 4,834,052
<b>Other</b>	11-13		\$ 2,544,387
<b>Total</b>			<b>\$ 79,570,000</b>

\* Pre-Design funding in the North Expansion Project

\*\* MACC \$37,486,458 –Without Vocational Education and Correctional Industries Building

\*\*\*MACC \$12,962,356 – Vocational Ed and Correctional Industries Building

**Schedule:**

	<b>Budget Schedule</b>	<b>Actual/Forecast</b>	<b>Variance (Weeks)</b>
<b>Pre-Design Complete</b>	9/1/03	7/26/04	47
<b>Revised Pre-Design</b>		6/30/06	
<b>Start Design</b>	7/30/06	10/17/06	11
<b>Partial Site/Misc. FCs and Bid Packs</b>	11/1/07	11/1/07	0
<b>Early Work Bid Date</b>	7/1/08	3/27/08	-14
<b>Notice to Proceed</b>	7/30/08	4/17/08	-15
<b>50 Percent Complete</b>	4/16/09	7/16/08	-39
<b>Substantial Completion</b>	6/30/10	10/24/08	-88
<b>Final Acceptance</b>	8/31/10	12/29/2008	-87
<b>Health Services Building Bid Date</b>	7/1/08	7/31/08	4
<b>Notice to Proceed</b>	7/30/08	9/2/08	5
<b>50 Percent Complete</b>	4/16/09	6/16/09	9
<b>Substantial Completion</b>	6/30/10	3/31/10	-12
<b>Final Acceptance</b>	8/31/10	6/26/10	-9
<b>CI Warehouse Bid Date</b>	7/1/09	9/18/08	-41
<b>Notice to Proceed</b>	7/30/09	10/13/08	-41
<b>50 Percent Complete</b>	12/31/09	3/18/09	-41
<b>Substantial Completion</b>	6/30/10	9/18/09	-41
<b>Final Acceptance</b>	8/31/10	11/17/09	-41

**Project Status and Discussion of Critical Path for Construction:** The Health Services Building is 100 percent complete. The CI Warehouse Building is 100 percent complete. The design is complete for the Correctional Industries/Vocational Education building so DOC will be able to go out to bid for that project as soon as we receive additional funding. We are currently working with the City of Walla Walla to provide the frontage improvements that are required per the Conditional Use Permit issued for the expansion projects. This portion of the project will be a

joint effort with the city providing some of the improvements to the south of WSP and DOC completing the remainder of the work.

**Contract Award History:**

<b>Original A/E Agreement</b>	<b>Amount</b>	<b>Construction Contract</b>	<b>(Excluding Sales Tax)</b>
<b>Original Agreement *</b>	\$ 3,641,573	<b><u>Early Work Bid</u> Award Amount</b>	\$ 7,402,863
<b>Amendments</b>	\$ (2,712,156)	<b>Change Orders</b>	\$ 321,854
<b>Pending Changes</b>	\$ 0	<b>Pending Changes</b>	\$ 0
<b>Total</b>	<b>\$ 929,417</b>	<b>Total</b>	<b>\$ 7,724,717</b>
<b>Original Agreement</b>	\$ 127,952	<b><u>Health Care Building</u> Bid Award Amount</b>	\$ 22,931,500
<b>Amendments</b>	\$ 5,657,778	<b>Change Orders</b>	2,024,094
<b>Pending Changes</b>	\$ 0	<b>Pending Changes</b>	\$ 42,839
<b>Total</b>	<b>\$ 5,785,730</b>	<b>Total</b>	<b>\$ 24,998,433</b>
<b>CM Agreement</b>		<b><u>CI Warehouse Bid</u> Award Amount</b>	\$ 3,547,800
<b>Original Agreement</b>	\$ 514,723	<b>Change Orders</b>	\$ 395,780
<b>Amendments</b>	\$ 2,101,597	<b>Pending Changes</b>	\$ 6,176
<b>Pending Changes</b>	\$ 0	<b>Total</b>	<b>\$ 3,949,756</b>
<b>Total</b>	<b>\$ 2,616,320</b>		
<b>Hazardous Materials Agreement</b>		<b><u>BMU Haz Mat</u> Award Amount</b>	\$ 238,365
<b>Original Agreement</b>	\$ 20,102	<b>Change Orders</b>	\$ 42,131
<b>Amendments</b>	\$ 141,090	<b>Pending Changes</b>	\$ 0
<b>Pending Changes</b>	\$ 0	<b>Total</b>	<b>\$ 280,496</b>
<b>Total</b>	<b>\$ 161,192</b>		
<b>Standards Agreement</b>		<b><u>BMU Demo</u> Award Amount</b>	\$ 1,462,380
<b>Original Agreement</b>	\$ 4,935	<b>Change Orders</b>	\$ 25,198
<b>Amendments</b>	\$ 0	<b>Pending Changes</b>	\$ 0
<b>Pending Changes</b>	\$ 0	<b>Total</b>	<b>\$ 1,487,578</b>
<b>Total</b>	<b>\$ 4,935</b>		
<b>Current Design &amp; CM Contingency</b>	<b>\$ 480,892</b>	<b>Total Construction Contingency</b>	<b>\$ 301,500</b>

\* Closed this agreement, hired a new consultant.

**Potential for Project Cost Overruns/Claims:** To offset budget impacts caused by the original consultant team, which we terminated, we developed multiple bid packages, and phased the project,

in order to minimize the DOC risk. To meet the original project program needs, we requested additional funds in the 09-11 Biennium for the Vocational Ed and Correctional Industries Building and the Plant Maintenance Building. However, due to budget constraints, that portion of the project did not receive funding.

**Discussion of Project Quality:** Ambia/KMB maintained the schedule and delivered a quality product. Lydig Construction has completed the North Yard /Early Work, and CI Warehouse Bid Packs. Substantial Completion for the Health Services Building was reached March 31, 2010. Lydig has maintained the schedule and provided DOC with an outstanding building.

Talisman Construction Services completed the demolition of the Blue Mountain Unit. They worked well with DOC throughout the project.

**Project Photographs:** See the construction photographs on the following pages.

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**Health Care Facility Components  
Exam Room**



**Procedures Room**



**Trauma Room**



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Pharmacy



Bio-hood



Control Booth

